

STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY

WELLS FARGO BANK, N.A., SUCCESSOR BY
MERGER TO WELLS FARGO
HOME MORTGAGE, INC.,

CASE NO.: 12-CV-845
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

KRAIG J. SMART, and
BRANDY L. SMART, et. al

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 9/6/2012, in the amount of \$152,954.51, I will sell at public auction at the Lobby of the Sheriff's Department Justice Center, 515 West Moreland Boulevard City of Waukesha, County of Waukesha, State of Wisconsin on 5/8/2013, at 10:00 AM all of the following described mortgaged premises, to wit:

Lot Twenty-one (21), in Block One (1), Clark Connell Addition, being a Subdivision of part of the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of Section Fifteen (15), Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin.

The above property is located at: 2015 South Grand Avenue, Waukesha, WI 53189-7566

Tax Key No.: WAKC 1353 070

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by cash or cashier's check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 9th day of April, 2013, at Waukesha, Wisconsin.

/s/Daniel J Trawicki

Daniel J Trawicki

SHERIFF OF WAUKESHA COUNTY, WI

Daniel J. Trawicki

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
PH: (414) 962-5110

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.

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2013 APR -4 AM 11:05
WAUKESHA SHERIFF
PROCESS DIVISION